



**6631 CRAWFORD LANDING  
DUPLEX**

**EXTERIOR**

- ❖ UPGRADED LOW MAINTENANCE CEMENT **HARDIE BOARD** SIDING
- ❖ EXPOSED **AGGREGATE DRIVEWAY** & ENTRY VERANDA
- ❖ CEDAR DECK WITH GLASS INSERT AND BLACK ALUMINUM RAILING
- ❖ DECK IS EQUIPPED WITH GAS LINE FOR BBQ
- ❖ EXTERIOR POT LIGHTS
- ❖ LOW-E TRIPLE PANE WINDOWS THROUGHOUT
- ❖ FULL LANDSCAPING- FRONT, BACK & SIDES TO DEVELOPERS' REQUIREMENTS.  
\$2500 REFUNDABLE LANDSCAPING MAINTENANCE DEPOSIT
- ❖ INDEPENDENT SOFFIT PLUG FOR SEASONAL LIGHTING

**MAIN FLOOR**

- ❖ CUSTOM CABINETS TO CEILING IN KITCHEN AND ISLAND WITH EATING BAR
- ❖ QUARTZ COUNTERTOP WITH UNDER MOUNT SINKS THROUGH OUT
- ❖ STAINLESS STEEL APPLIANCE PACKAGE FOR KITCHEN
- ❖ GAS LINE TO STOVE AND WATER LINE TO FRIDGE IN KITCHEN
- ❖ BUILT-IN ELECTRIC FIREPLACE IN FAMILY ROOM
- ❖ CABINETS & FLOATING SHELVES ON EACH SIDE OF FIREPLACE
- ❖ OVERSIZED WINDOWS IN FAMILY AND NOOK
- ❖ WALK-THRU PANTRY WITH BUILT-IN WOODEN SHELVING & AMPLE SPACE FOR AN  
30" FREEZER
- ❖ MUDROOM WITH BUILT-IN BENCH & COAT HOOKS
- ❖ POWDER ROOM WITH QUARTZ COUNTERTOP ON BUILT-IN VANITY AND UNDERMOUNT SINK
- ❖ TECH SPACE WITH QUARTZ COUNTERTOP
- ❖ CUSTOM DRYWALL CORNERS
- ❖ 9' CEILING WITH POT LIGHTS

**SECOND FLOOR**

- ❖ 3 BEDROOMS/ 2 BATHS
- ❖ PRIMARY SUITE FEATURES WALK-IN CLOSET AND ENSUITE WITH SHOWER & DOUBLE  
SINK VANITY
- ❖ CENTRAL SPACIOUS BONUS ROOM
- ❖ WALK-IN LAUNDRY ROOM WITH QUARTZ  
COUNTERTOPS & STORAGE SHELVES
- ❖ FRONT LOAD LAUNDRY PACKAGE

# 6631 CRAWFORD LANDING Landing Edmonton AB

\$549,900

Welcome to this beautiful upgraded duplex /w SIDE ENTRANCE NEAR POND/PATH & ENVIRONMENTAL RSRVE! Built by Klair Custom Homes, this completely UPGRADED home highlights features only found in estate homes! Quality finishing that includes: aggregate driveway, cement Hardie Board siding, undermount sinks, framed mirrors, softclose drawers, soft rounded corners, pot lights, included appliances (GAS RANGE), b/l shelving(no wire racks), waterline to fridge, rough in for alarm/ rough in for central vac & gas line to the CEDAR deck for BBQ! Stunning open concept living on the main flr with generous isld, WALK THRU PANTRY(w/ coffee bar), main flr b/i TECH SPACE & an upper level that highlights a owners retreat noting ensuite w/ dual vanities & AMAZING w/i closet. UPPER LEVEL LAUNDRY & BONUS RM create ease & function for living! 2 additional beds complete the upstairs. All this PLUS an ATTACHED DOUBLE GARAGE, partially fenced & \$2500 CREDIT TO LANDSACPER OF CHOICE! All you need to do is move in & START LIVING!

Listing Presented By:



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